

**CITY OF FRANKLIN
PLAN COMMISSION MEETING
MINUTES
JANUARY 9, 2003**

APPROVED
January 23, 2003

CALL TO ORDER

- I. Mayor Klimetz called the regular Plan Commission meeting of January 9, 2003, to order at 7:20 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin

Present were Mayor Klimetz, Alderman Dorsan, Commissioners Bennett, Knueppel, Ritter, Skowronski and Ziegenhagen. Also present were City Attorney Wesolowski and Planning Manager Buratto.

**MINUTES-
12/19/2002**

- II. Commissioner Ziegenhagen moved to approve the minutes of the regular meeting of December 19, 2002 as presented. Seconded by Commissioner Ritter. All voted Aye; motion carried.

**PUBLIC HEARING:
MILWAUKEE
COUNTY AND
MILWAUKEE
RAMPAGE
SPECIAL USE
AMENDMENT**

- III. The public hearing for the Amendment to the Special Use for Milwaukee County and
A. Milwaukee Rampage as it pertains to the property at 6000 West Ryan Road and portions of Froemming Park and Root River Parkway was opened at 7:29 p.m.

Planner Buratto informed the Plan Commission that the Public Hearing had been properly notified and the Public Hearing notice was read into the minutes.

Milwaukee Rampage representative Robert Koch and Jack Takarian from Milwaukee County Parks were present.

City Engineer John Bennett requested that the Rampage provide staff with additional information on the proposed uses and to include wetland delineation and mitigation, site intensity calculations and description of the pond and pond profile.

Leroy Lewandowski, 8030 W. Winston Way, inquired if the Milwaukee Rampage proposed uses were in compliance with the Unified Development Ordinance and requested that the Council not grant the approval for the Special Use unless the applicant was in compliance.

Casper Green, 3519 W. Forest Hill Avenue, spoke in favor of the applicant.

Orville Seymer, 3020 W. Acre Avenue, spoke in favor of the applicant.

Mayor Klimetz acknowledged that although there have been some problems, the Milwaukee Rampage has done much for the Franklin community and that the applicant has shown a willingness to work with the community on future compliance.

No one else spoke in favor or against the request.

The public hearing was called to a close at 7:33 p.m.

Plan Commission discussion began with Alderman Dorsan questioning the area north of Froemming Park where the Milwaukee Rampage is proposing the development of four soccer fields and the outcome if the School District were to exercise their hold to purchase the property. Milwaukee County Parks representative Takarian reported that the School District's 5-year hold on the property began May 2001 and the District must make a proposal to the County by May 2006 if they are interested in purchasing the land. If the 25 acre parcel is purchased by the School District, the acreage would be removed from the Milwaukee Rampage lease. Commissioner Ritter commented that should the School District not purchase the property, Milwaukee County's agreement with the Rampage to lease the land would continue.

Alderman Dorsan questioned the proposed outdoor police firing range and spoke of concerns about the impact of noise on nearby residential properties. Mr. Takarian stated that he would contact the Milwaukee County Sheriff's office and request that they consider a relocation of the facility. Mr. Takarian stated that no complaints had been received to date against the proposal firing range. Mayor Klimetz commented that it was likely that a firing range would not be approved for outdoor use at the proposed location.

Alderman Dorsan raised concerns regarding outdoor storage for the Sports Complex. Rampage representative Koch responded that the only outdoor storage is for soccer equipment. Alderman Dorsan added that the rental of outdoor space for vehicle storage would not be allowed.

Commissioner Ziegenhagen suggested that the number of people allowed to attend outdoor events be controlled for the overall safety of the area. Concerns were for the negative impact of traffic on public streets and noise levels.

Commissioner Knueppel questioned if the Special Use for activities granted for the Milwaukee Rampage would transfer to the next possible leaseholder of the property. City Attorney Wesolowski stated that the Special Use granted could and has run with the County and the Soccer Association.

Commissioner Knueppel stated that he was in favor of the uses proposed, the moving of the soccer fields and the overall proposal; but stated that the approval would not be a blanket approval and asked that the Milwaukee Rampage continue to work with the City on a favorable outcome.

Alderman Dorsan recommended that the wetland mitigation plan be presented to the Environmental Commission for review.

Motion by Commissioner Bennett to refer the matter to staff, specifically Building Inspection, Fire Inspector, Planning and Engineering to work with the Milwaukee Rampage to revise their submittal and guide their presentation for review at the Plan Commission meeting on February 20, 2003; and to have the Milwaukee Rampage present their proposal to the Environmental Commission at their January 16, 2003 meeting. Seconded by Commissioner Ritter.

Upon voice vote, all voted 'aye'.

Commissioner Ritter asked that Planning staff assist the Milwaukee Rampage with their presentation. Planning Manager Buratto agreed to the task.

**CBRF HAZARD
IDENTIFICATION**

- IV. The City of Franklin Planning Department received a Request for Hazards Identification of a
A. Community Living Arrangement for property located at 9535 West Loomis Road for State license issuance.

Plan Commission discussion began with Alderman Dorsan indicating that there were three areas of identifiable hazards: 1) 3 unguarded bodies of water with Legend Creek having steep slopes; 2) the facility is located on heavily used Loomis Road, STH 36; and 3) City street Brenwood Park Drive will become a well traveled residential access. Commissioner Bennett stated that the site was a good site for a CBRF and that the size of the facility would not have been favorable in the middle of a residential area.

Planning staff was directed to complete the required form for the applicant.

**REPORT ON
COMMON COUNCIL
ACTIONS**

- V. Staff reported recent Common Council actions pertaining to Plan Commission items. No action taken.

ADJOURNMENT

- VI. Commissioner Dorsan moved and Commissioner Bennett seconded a motion to adjourn the regular meeting of the Plan Commission at 8:00 p.m. Motion carried.